



ESTATE AGENTS

23, Bulverhythe Road, St. Leonards-On-Sea, TN38 8AA

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Price £279,950

PCM Estate Agents are delighted to offer for sale this BEAUTIFULLY PRESENTED TWO BEDROOM, TWO BATHROOM, SEMI-DETACHED PERIOD HOME located on a sought-after and quiet West St Leonards Road within easy reach of the Beach. Externally the property offers a FANTASTIC REAR GARDEN which enjoys a SOUTHERLY ASPECT and is ideal for seating and entertaining, whilst to the front there is a driveway providing OFF ROAD PARKING.

Inside, the property offers well-presented and spacious accommodation throughout comprising an entrance hallway, lounge, 18ft MODERN KITCHEN-DINER which has access to the garden, bathroom, first floor landing, TWO BEDROOMS and an EN SUITE SHOWER ROOM.

Located within easy reach of the seafront and West St Leonards railway station, the property is considered an IDEAL FAMILY HOME.

Please call now to arrange your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE HALLWAY

Stairs rising to first floor accommodation, porthole window to front aspect.

LOUNGE

13'11 x 9'3 (4.24m x 2.82m)

Feature exposed brick chimney breast, radiator, double glazed window to front aspect.

KITCHEN-DINER

18'8 max x 12'3 max (5.69m max x 3.73m max)

Spacious L shaped room featuring arrange of modern eye and base level units with worksurfaces over, space for breakfast table and chairs, four ring electric hob with extractor above, integrated oven, grill and microwave, space for fridge freezer, inset one & ½ bowl inset sink with mixer tap, space and plumbing for washing machine, under stair storage/ larder cupboard, double glazed windows to side and rear aspects overlooking the garden, double glazed door to side and rear aspect.

BATHROOM

5'10 x 5'3 (1.78m x 1.60m)

Modern suite comprising a panelled bath with mixer tap and shower attachment, shower screen, dual flush wc, wash hand basin, chrome ladder style radiator, matching wall and floor tiles, extractor fan, double glazed obscured window to rear aspect.

FIRST FLOOR LANDING

Double glazed obscured window to side aspect, loft hatch.

BEDROOM

12'2 max x 11'11 max (3.71m max x 3.63m max)

Double glazed window to front aspect, radiator.

BEDROOM

8'5 x 7'10 (2.57m x 2.39m)

Double glazed window to rear aspect enjoying a pleasant outlook, radiator, door to:

EN SUITE

6' x 3'11 (1.83m x 1.19m)

Luxury suite featuring a walk in double shower, floating wash hand basin with tiled splashback and storage below, dual flush wc, ladder style radiator, part tiled walls, tiled flooring, extractor fan, double glazed obscured window to rear aspect.

REAR GARDEN

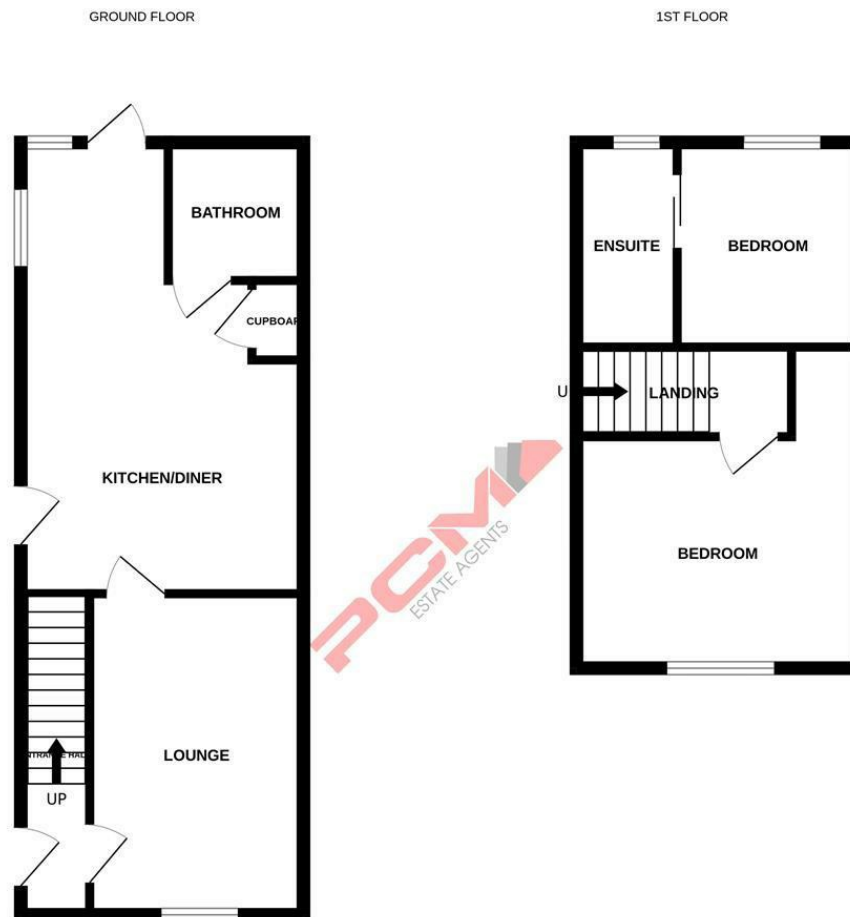
The property enjoys a fantastic private and secluded garden, enjoying a southerly aspect and being predominantly level. The garden is mainly laid with artificial lawn and has multiple seating areas, ideal for entertaining. There is also side access to the front of the property.

OUTSIDE - FRONT

Driveway providing off road parking and an area of garden.

Council Tax Band: B





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	